

RESOLUTION NO. 18-35

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE
OPPOSING SB 827 (WIENER) – PLANNING AND ZONING: TRANSIT RICH
HOUSING BONUS**

WHEREAS, California is deep in one of the worst affordability crises in the nation with rents and home prices rising far quicker than income; and

WHEREAS, in 2017, the State Legislature adopted 15 laws meant to speed up housing production, streamline housing approvals, and increase housing supply in order to meet the existing and growing need; and

WHEREAS, SB 827, introduced by Senator Scott Wiener (D-San Francisco), also aims to address the affordable housing crisis by encouraging high-density housing developments near transit; and

WHEREAS, although the intent of the bill has merit, the requirements of the bill as currently drafted are too extreme and remove local control of zoning and land use decisions.; and

WHEREAS the City of Commerce is supportive of new housing and measures to increase affordable housing; and

WHEREAS, SB 827 would undermine locally adopted General Plans, Housing Elements (which are certified by the Department of Housing & Community Development), and Sustainable Communities Strategies; and

WHEREAS, SB 827 allows private for profit housing developers and, by default, transit agencies to determine housing densities, parking requirements, and design review standards in certain circumstances; and

WHEREAS, exempting large scale developments from General Plans, Housing Elements, and zoning ordinances goes against the principles of local democracy and public engagement; and

WHEREAS, public hearings allow members of the community to inform their representative of their support or concerns when planning documents are developed; and

WHEREAS, disregarding such processes will increase public distrust in government and could lead to additional ballot measures dealing with growth management; and

WHEREAS, SB 827 does not take into consideration infrastructure demands created by additional height and density. It would potentially increase the demand for water, sewer, and electrical service without providing additional funding for local governments to accommodate these increases; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COMMERCE
DOES HEREBY RESOLVE that the City of Commerce hereby opposes opposing
SB827 – Planning and Zoning: Transit Rich Housing bonus; and

PASSED, APPROVED and ADOPTED this 3rd day of April, 2018.

Oralia Y. Rebollo, Mayor

ATTEST:

Lena Shumway, City Clerk